

SUBMISSION TO INQUIRY TO  
MORDIALLOC BYPASS PROJECT  
ENVIRONMENT EFFECTS STATEMENT

13 March 2019

PREPARED BY : DEVCON GROUP PTY.LTD.  
P.O. Box 151  
Narre Warren 3805

ON BEHALF OF: LUGEO ANNA NOMINEES PTY. LTD.

OWNERS OF : 321 Old Dandenong Rd  
Dingley Village 3172

TITLE PARTICULARS: PC 370984Y  
Vol 11096 Folio 667

1. This submission is made on behalf of Lugeo Anna Nominees Pty. Ltd., the owners of 321 Old Dandenong Rd , Dingley Village. Lugeo Anna Nominees have owned the subject property since August 1989 for the majority of the parcel, with a smaller addition by way of consolidation of some surplus land of VicRoads from the Boundary Rd abuttal.
2. As the Committee may be aware, last week it was announced that a Town Planning application has been made to the City of Kingston for the development of a substantial Water Park which, if approved, will be the largest in the Southern Hemisphere.
3. As part of this development substantial works will be undertaken including surface water management and reuse as part of the complex, all in accordance with best practices and other innovations from worldwide consultants.
4. It is noted that the part of the Mordialloc Freeway is situated on Title of land that is now owned by the Minister of Planning, as shown as Lot 2 , PS 404186G, copy attached as appendix A
5. As part of the approval of PS 404186G circa 1998, Melbourne Water required the addition on an easement ( shown as E4) 15 metres in width to be contiguous with the existing easement ( shown as E1) being 12.19 metres in width, to create a drainage channel width of 27.19 metres easement width. It is understood that this width was required in order that a drainage channel of similar proportions as that exists within the Redwood Gardens development.
6. It is the preservation of the land within this easement to allow our Client / Melbourne Water to construct the channel as envisaged and then convey this drainage to connect to the Redwood Gardens infrastructure, that our Client is seeking as part of this process. Due to commercial confidentiality of the Water Park proposal, it was not possible to disclose our intentions beforehand and have meaningful discussions with either the Proponent or Melbourne Water, but these are now envisaged at the earliest possible opportunity.
7. Our Client will be very willing to meet and have expert input into the detailed design stage of any drainage infrastructure to ensure that it is either constructed as part of the Freeway works or at very least that provision is made to enable it to be constructed as part of the Water Park development, should it be approved
8. Our Client notes that it does have legal rights to the easements as does Melbourne Water and we believe that it is possible to achieve a satisfactory outcome to all parties as well as the wider community benefit of minimizing flooding elsewhere in the catchment upstream.

Our Client is seeking confirmation that the Panel notes that:

- A. The proponent be advised to include the possible development of land upstream within the overall drainage system in a manner that includes or at least does not preclude further improvements to facilitate drainage channel similar to the Redwood Gardens channel.
- B. That appropriate measures be taken to realign the existing easements if required in consultation with the adjoining owner to the north of the easements in PS 404186G .

E. A. ( Fred ) Krumins  
Director  
Devcon Group Pty. Ltd.

ATTACHMENT 'A'

Copy of Title Volume 10375 Folio 956  
PS 404186G